

Preferred Alternative Subcommittee Meeting
Upper Deschutes Resource Management Plan
April 29, 2004, Prineville BLM Large Conference Room, 1-3PM
Topic = Land Ownership
Meeting Notes

Attendance

Subcommittee

Ken Florey
Anne Holmquist
Katy Yoder
Mimi Graves
Kent Gill
Jerry Cordova
Nancy Gilbert
Jamie Hildebrandt
Chuck McGraw
Ed Moore
Glen Ardt
Barbara Pieper
Darrell Pieper
Clay Penhollow
Catherine Morrow
Bill Peterson

Facilitator

Terry Morton

BLM

Mollie Chaudet
Teal Purrington
Robert Towne
Ron Wortman

Discussion

Ron said comments came from three groups

1. BLM State Office
2. BLM Staff
3. Public's main comments were:
 - a. comm. Expansion around Redmond not justified by Urban Reserve study

b. need more park land around Redmond

Ron displayed maps and tables showing old Alternative 7 (from DEIS) and new alternative 7 (developed by BLM staff in the last few weeks).

	Alternative 1		Alternative 7		New Alt 7	
	Acres	%	Acres	%	Acres	%
Z1 – Retain	206,201	51%	310,272	77%	323,775	80%
Z2 – Exchange	175,523	44%	83,212	21%	62,620	15%
Z3 – Sale	15,422	4%	5,707	1%	15,185	4%
CE – Community Expansion	5617	1%	4,882	1%	3,612	1%

We have been asked to emphasize Z3 and de-emphasize Z2

Robert Towne clarified that SO direction is for us to emphasize disposal or acquisition rather than exchange. We can still accomplish goals similar to with exchange. When a parcel is Z2 you can't sell it. SO was concerned that we had reduce Z3 by 10K acres, they asked us to revisit this. The ID Team came up with the proposal we have presented here, and we want public input.

Z3 doesn't mean we're going to sell it.

Darrell Pieper asked "why did you stop at 15% for Z2 with the direction you got?"

Robert Towne pointed out the change from Alt 1, said we thought we had reduced it enough.

Ron Wortman explained some of the rationale for the de-emphasis of exchanges (time consuming and expensive). Sale can use bid process which can increase BLM benefit in ways exchange can't.

State BLM is also de-emphasizing community expansion (CE). Again, prefer sale.

IDT considering 7 year (+/-) limit on CE parcels, these parcels would then become zoned as surrounding land.

Chuck McGraw said this reduces city flexibility.

Ron went over changes in detail, and talked about public comment and where we made requested changes and where we didn't, and why

- Also public comments on land in northwest area
- Powell Buttes public request to change to Z1 for visuals. Z2 allows us to reconfigure and maybe block up and/or get public easement.
- Between Smith Rock and Powell Butte we changed an isolated parcel to....

- The bulk of the changes we made were north of Prineville Reservoir lots of Z2 to Z3
- Redmond south, by fairgrounds/golf course we kept as CE, also kept “sawtooth” as CE for future road needs.

Clay Penhollow asked if the Rec Issue Team thoughts of rec park SE of Prineville won't really work if we get rid of the land. Kind of contradictory. Mollie said that can still acquire land and this may help make it possible. Clay said if Greg Currie finds a 640 that would work for the recreation area, could it be changes to Z1 to retain? Mc said could do plan amendment re: changed conditions.

Glen Ardt asked what Counties think about BLM acquiring land? RT we aren't talking about a net increase. We would try to balance acquire/disposal. Mollie said some have concerns that we already have enough. Catherine Morrow said Deschutes hasn't taken a position on the issue and probably won't weigh in unless they see evidence we are going to make big changes.

CM said there would be additional planning before BLM makes change, right? Mc said blm would notify folks, look for “unexpected” conditions. If there were no new issues BLM could do dna but not full analysis. Public would still be notified and could protest/appeal decision. This is process for Z3. The process for Z2 would be different.

Kent Gill asked for additional clarification on why we have to de-emphasize exchange. Mollie Chaudet said the federal government has lost numerous lawsuits in last 5 years on the issue of equalization of values, where private landowners got too good a deal. Ron Wortman said part of the problem is “fair market value” as done when appraising land in an exchanges is subjective, whereas the public is more comfortable with sale w

Kent Gill asked how sure BLM is to get \$ back with BACA bill. Ron Wortman said it is likely but not guaranteed. Baca \$ go into account, and a host of agencies then can draw from it. BLM gets lion's share but not all. You need to have your acquisition lined up so that you can draw those funds soon after the sale \$ go into the account. Robert Towne said we might get an exemption because the planning area is all a Special Recreation Management Area, but this exemption is not in place yet.

Kg said it appears from the maps there is a lot more land BLM wants to acquire than land it wants to dispose of....is this a Christmas Wish List? Ron Wortman said kind of. It is a list of properties we have an interest in, or have been approached about.

Mollie said we are looking for consensus today on: Changes in classification. Terry asked group to “vote” on how they felt about the proposal.

Nancy Gilbert was here as an alternate, but asked if she could step in during public comment period. She voiced concern that Z2 was self regulated because you had to trade for equal or better value, whereas Z3 doesn't require that biological values be equalized.

Mollie Chaudet said this was a fair interpretation, but that we would still be required to look at what we lose/gain. Robert Towne said acquisitions would be another agency

Jerry Cordova asked about connectivity for wildlife habitat...was this part of the ID Team's thought process as we looked at what to block up and what to give up? Ron Wortman said the wildlife biologist was involved in this the whole way. Mollie said we did look at tradeoffs for wildlife and they seemed worth it. Part of it is larger blocks are easier to manage well.

Jamie Hildebrandt asked, are all Z3 lands available to the public, and is the public notified? RT said they are notified, and we can do competitive bid fully open to public. Ron Wortman said sometimes the State can step in if it wants a parcel.

Jamie Hildebrandt asked what triggers us to acquire land, and how do we prioritize what to acquire? Ron W said #1 willing seller, we do not condemn. Robert Towne said next there need to be values there, and no "improvements" (houses, etc) on the property.

Vote was 3s, 4s, and 5s, and one 2. Overall folks were happy with the proposal. We adjourned at 3pm, and cancelled the May 4 9am-12pm meeting.

Next Subcommittee meeting is **May 4th 12pm – 3pm** at Crook County Library. Bring a lunch.

Other upcoming meetings are May 6 9am – 3pm in Ochoco NF large conference room in Prineville, then **May 17th 9am – 3pm** at the Juniper Golf Course in Redmond.